

21081R - RIGHT TO INFORMATION

Applicant: Seven Network

Date Range: 1 January 2020 – 20 May 2021

1. Ministerial/executive briefing notes (including attachments) regarding damage by public housing tenants and the cost to repair the damage caused by public housing tenants in QLD;

Responding to instances of damage to public housing properties by tenants sits within the remit of the department's Housing Service Centres and is part of the day to day tenancy and property management that is undertaken by departmental staff. As such, it is not routine practice to prepare Ministerial Briefing Notes on tenancy and property management matters.

2. Ministerial/executive briefing notes (including attachments) regarding tenants producing drugs and the cost to repair the damage caused by the drug production in QLD.

Please refer to attached documents.

3. A summary of cost of damage incurred by public housing tenants for each year in QLD:

Calendar Year	Value of debts raised against tenants for UFWT
1 January 2020 – 31 December 2020	\$5,134,051.83
1 January 2021 – 20 May 2021	\$1,832,903.73

4. A summary of the number of vacates following action taken for Illegal Use of Premises (IUP)

Out of the 6 notifications from Queensland Police Service of drug labs in social housing properties, 4 of these tenancies have ended as a result of action taken by the department, the department is reliant on QPS information in these instances.

- One not attributable to current tenant
- One matter is ongoing

5. A summary of the top ten substantiated claims of damage to public housing properties for greater South-east QLD which includes the suburb, of the damaged property and the substantiated cost to repair the damage and related AV material such as photos/video footage

Related AV materials are included in Attachment 1 to this response.

SUBURB	COST INCURRED
Slacks Creek	\$49,667.37
Runcorn	\$42,487.63
Wynnum	\$35,913.16
Boondall	\$34,421.23
Logan Central	\$26,844.46
Biggera Waters	\$25,410.85
Nerang	\$24,390.30
Inala	\$23,347.83
Loganlea	\$22,779.48
Stafford	\$22,692.16

The cost of these damages includes drug remediation costs where contamination has been identified as well as other damage to properties.

Hot Issues Brief: Notification of hazardous chemicals contamination at 49 Sch 4 [redacted] Wilston.

Department of Communities and Housing, Digital Economy and the Arts

Personal information contained in this brief is intended for ministerial briefing purposes and is to be handled in accordance with the information privacy principles under the Information Privacy Act 2009 (QLD).

GENERAL INFORMATION			
Incident / issue	The Queensland Police Service, Drug and Serious Crime Group, located hazardous chemicals at a department owned property in Wilston.		
Date of incident	[redacted] 2021 – the department was notified on [redacted] 2021.	Location	49 Sch 4 [redacted] Wilston
DHPW division	HHS	Electorate	Brisbane
DESCRIPTION			
Summary of incident/issue			
<ul style="list-style-type: none"> • 49 Sch 4 [redacted] • [redacted] • On [redacted] 2021, officers from the Queensland Police Service (QPS), Drug and Serious Crime Group attended and located hazardous chemicals and equipment that could be connected to a clandestine laboratory at this property. • The QPS identified the site as category C- “there are chemicals and apparatus present (boxed lab or lab in storage)”. • Examination of the property identified items believed to have been used in the production of a dangerous drug. In this instance, as yet unidentified chemicals and equipment were removed from: <ul style="list-style-type: none"> • Lounge room – equipment and chemicals • Kitchen – equipment and chemicals • Both bedrooms – equipment and chemicals • There is no further information available to inform whether a drug lab was active and whether any contamination to the property has occurred. • Or [redacted] 2021, the QPS sent a notification of the hazardous chemical contamination to the Department of Communities, Housing and Digital Economy. 			
DHPW action in response to the incident and any further actions to be taken			
<ul style="list-style-type: none"> • On [redacted] 2021, QBuild were requested by the Fortitude Valley Housing Service Centre (FVHSC), to attend this property, make the property safe, arrange chemical testing, commence decontamination and remediation as soon as possible. • On [redacted] 2021, QBuild staff attended 49 Sch 4 [redacted] Wilston to commence required works. • 49 Sch 4 [redacted] • [redacted] • Action under the Residential Tenancies Act will be considered once the interview with the tenant is completed and information is received from QBuild concerning any contamination. 			
Any additional background information if relevant / applicable			
<ul style="list-style-type: none"> • The QPS investigation was undertaken due to 49 Sch 4 [redacted] [redacted] identified suspicious items and reported it to the Drug Team who visited and investigated resulting in a notification of hazardous chemicals contamination. 			

Note: This form is not to exceed one page, except if attachments are provided where necessary. Completed form needs to be emailed to HIB@hpw.qld.gov.au and relevant divisional stakeholders.

HIB Attachments

- 49 Sch 4 [REDACTED]
- Police did not swab the unit as they believed the apparatus and chemicals were just being stored at the property.

STAKEHOLDER INVOLVEMENT

DHPW areas	Housing Homelessness Services
External	Qbuild
Media	Nil known

DHPW HIB CONTACT

Officer, Position	49 Sch 4 Area Manager, Fortitude Valley HSC	Phone	[REDACTED]
Approved by [CCDO/DDG/ ADG/RD]	[REDACTED] Regional Director	Date approved	13 January 2021

RTI Release

Hot Issues Brief: Notification of Drug Contamination at Department property

Department of Communities, Housing, Digital Economy and The Arts

Personal information contained in this brief is intended for ministerial briefing purposes and is to be handled in accordance with the information privacy principles under the Information Privacy Act 2009 (QLD).

GENERAL INFORMATION

Incident / issue	Notification of Drug Contamination at 49 Sch 4 Loganlea		
Date of incident	2021	Location	49 Sch 4 Loganlea 4131
DHPW division	Logan Housing Service Centre	Electorate	Forde

DESCRIPTION

Summary of incident/issue

- On 2021 at 4:11pm, the Logan Housing Service Centre was notified by the QPS, Drug and Serious Crime group that Loganlea had been identified as a suspected Category C clandestine laboratory.
- QPS confirmed examination of the property identified exhibits believed to have been used in the production of a dangerous drug with unidentified chemicals and equipment being removed from the kitchen and laundry of the property.

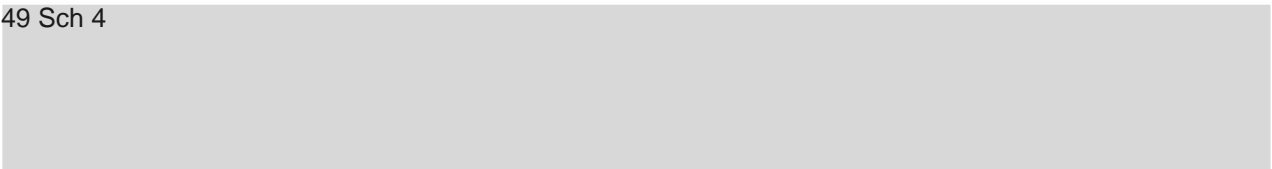
49 Sch 4

Action in response to the incident and any further actions to be taken

- On 2021, at 4.15pm A/SCSM telephoned the tenant and confirmed the property had been identified as having possible contamination and advised the property was not safe to occupy until testing is completed.
- 49 Sch 4
- A/SCSM confirmed the Logan Housing Service Centre have a responsibility to test the property. allow testing to be undertaken.
- 2021, QBuild confirmed that testing will occur , if the tenant provides access.
- The tenant has been contacted and has agreed to be available and allow access
- 2021, the test results have been received and indicate an extremely high level of methamphetamine contamination.
- On Monday 2021 LHSC received the final report from Meth Labs confirming Methamphetamine contamination exceed the 0.5ug guideline level as determined by Clandestine Drug Laboratory Remediation Guidelines (Australian Government 2011).
- 49 Sch 4

HIB Attachments

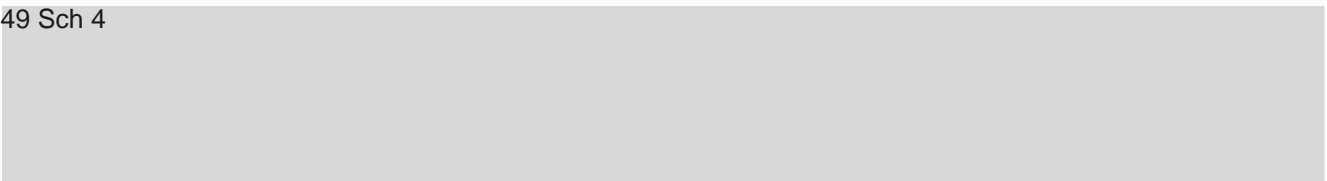
- 49 Sch 4



- Regional Director approval has been gained for an Urgent s296A – property damage application to QCAT to terminate the tenancy, this will be lodged today.

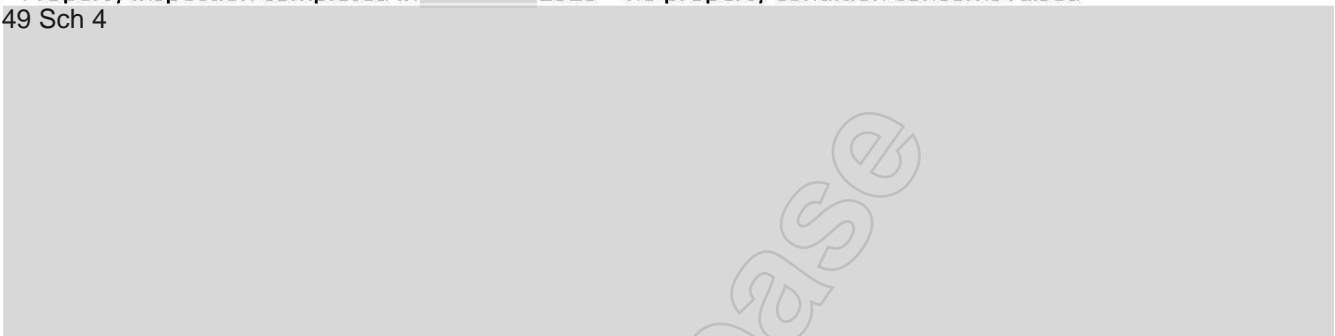
Any additional background information if relevant / applicable

- 49 Sch 4



- Property inspection completed in 2020 – no property condition concerns raised

- 49 Sch 4



STAKEHOLDER INVOLVEMENT

Areas

External

Media

No

HIB CONTACT

Officer, Position

A/SCSM

Phone

49 Sch 4

Approved by
[CCDO/DDG/
ADG/RD]

Date approved

Hot Issues Brief: Drug Lab at 49 Sch 4 Mackay

Department of Housing and Public Works

Personal information contained in this brief is intended for ministerial briefing purposes and is to be handled in accordance with the information privacy principles under the Information Privacy Act 2009 (QLD).

GENERAL INFORMATION

Incident / issue	Clandestine drug laboratory - 49 Sch 4 Mackay		
Date of incident	2020	Location	Mackay
DHPW division	Housing Homelessness and Sport	Electorate	Mackay

DESCRIPTION

Summary of incident/issue

- On 2020, Mackay Housing Service Centre (HSC) received notification via Property Operations and Support (POpS) that on 2020, Queensland Police Service (QPS) located what is believed to be a Category C drug lab at 49 Sch 4 Mackay.

DHPW action in response to the incident and any further actions to be taken

- 49 Sch 4
-
-
- QBuild have been notified of the possible contamination and HSC staff have placed flags on both the property and tenancy advising that staff and or contractors are not to attend or enter the property until testing and or remediation works have been completed.
- Or 2020, staff from Mackay HSC will attempt to contact 2020 to obtain permission to gain entry to the premises to complete testing.
- 49 Sch 4
- Given that the cost of rectification is anticipated to be over \$10,000, a property damage report has been submitted to Housing Partnerships Office and an email sent to Housing and Homelessness Services claims.

Any additional background information if relevant / applicable

- 49 Sch 4

STAKEHOLDER INVOLVEMENT

DHPW areas	Mackay HSC
External	Queensland Police Service
Media	No

DHPW HIB CONTACT

Officer, Position	49 Sch 4 Area Manager	Phone	49 Sch 4
Approved by [DDG/ADG/RD]	49 Sch 4 Regional Director, Northern Region	Date approved	05/08/2020

Note: This form is not to exceed one page, except if attachments are provided where necessary.
Completed form needs to be emailed to HIB@hpw.qld.gov.au and relevant divisional stakeholders.



Hot Issues Brief: Clandestine laboratory – Berserker

49 Sch 4

Department of Housing and Public Works

Personal information contained in this brief is intended for ministerial briefing purposes and is to be handled in accordance with the information privacy principles under the Information Privacy Act 2009 (QLD).

GENERAL INFORMATION

Incident / issue	Category C Clandestine laboratory at 49 Sch 4 Berserker		
Date of incident	2020	Location	Rockhampton
DHPW division	Housing, Homelessness and Sport	Electorate	Rockhampton (49 Sch 4 MP)

DESCRIPTION

Summary of incident/issue

On 19 May 2020, the department received an email from Queensland Police regarding Notice of possible contamination at 49 Sch 4 Berserker.

DHPW action in response to the incident and any further actions to be taken

- Staff from Rockhampton Housing Service Centre (HSC) have applied a Safety Alert to the tenancy to ensure staff are highlighted of a possible health and safety issue at this property.
- Staff have attempted to apply a Property Flag to the property, however, have encountered an error, which should be resolved by 2020.
- An email has been sent to QBuild advising not to enter the property.
- A Property Damage Report has been completed and will be progressed.
- Testing for contamination will be arranged.
- The department does not have a phone contact for the tenant. HSC staff will actively continue to attempt to contact the tenant and investigations will commence when contact is established.
- Or 2020, the tenant, issued an Entry Notice for the property to be tested for hazardous substances 49 Sch 4. A 'Possible Contamination of Property' letter was sent 49 Sch 4.
- On 2020, a new Entry Notice was issued for entry on 2020.
- 49 Sch 4 the HSC lodged an urgent application at the Queensland Civil and Administrative Tribunal (QCAT) to gain entry with a locksmith.
- Or 2020, QCAT ordered that entry be gained on 2020. Entry was gained on this date by QBuild and the qualified specialist and the property was tested for hazardous substances.
- 49 Sch 4
- On 2020, the HSC received a copy the Laboratory Report confirming the high-level presence of methamphetamine (refer to attached lab reports).
- 49 Sch 4 the level in the report was above the level stated in the Australia Government- Clandestine Drug Laboratory Remediation Guidelines. 49 Sch 4
- The HSC is awaiting advise from Business Enablement Delivery (BED) Helpdesk before sending the Contamination of Property – Requirements to Vacate letter
- On 2020, BED Helpdesk advised the Contamination of Property – Requirements to Vacate letter could be sent with Area Manager approval.
- On 2020, RD approval was received to send the Contamination of Property – Requirements to Vacate letter, and the letter was sent
- On 2020, a first and final Notice and Notice to Leave was sent. The Notice to Leave expires on 2020.

Note: This form is not to exceed one page, except if attachments are provided where necessary. Completed form needs to be emailed to HIB@hpw.qld.gov.au and relevant divisional stakeholders.

HIB Attachments

- 49 Sch 4 [REDACTED]
- [REDACTED]
- QBuild have attended the property and advised it is secure, however difficult to determine if vacant.
- Information including emergency housing contact numbers and a RentConnect pack have been hand delivered [REDACTED]
- On [REDACTED] 2020, the HSC progressed a QCAT submission for RD approval. **The RD endorsed the QCAT submission the next day.**
- On [REDACTED] 2020, the QCAT hearing took place and an order was granted to terminate [REDACTED]
- **The Warrant of Possession (WOP) takes effect from [REDACTED] 2020. The WOP execution date is to be advised.**

Any additional background information if relevant / applicable

- 49 Sch 4 [REDACTED]
- The last inspection (conditional appraisal) was conducted on 5 April 2019.
- **The HSC has considered the health and safety risks and the human rights of both [REDACTED] and determined an application to the Queensland Civil and Administrative Tribunal (QCAT) for termination of the tenancy was appropriate.**

STAKEHOLDER INVOLVEMENT

DHPW areas	HHS – SD – Rockhampton HSC & Qbuild
External	QPS
Media	No

DHPW HIB CONTACT

Officer, Position	49 Sch 4 [REDACTED] Area Manager, Rockhampton Housing Service Centre	Phone	49 Sch 4 [REDACTED]
Approved by RD	[REDACTED]	Date approved	20 May 2020

RTI RELEASED

Hot Issues Brief: Drug Lab Notification -

49 Sch 4

Lawnton 4501

Department of Communities, Housing and Digital Economy

Personal information contained in this brief is intended for Regional Director briefing purposes and is to be handled in accordance with the information privacy principles under the Information Privacy Act 2009 (QLD).

GENERAL INFORMATION

Incident / issue	Clandestine Drug Laboratory located in departmental property- Lawnton		
Date of incident	2020 and recent media coverage 2021	Location	49 Sch 4 , Lawnton
DHPW division	Moreton Bay Housing Service Centre	Electorate	Pine Rivers

DESCRIPTION

Summary of incident/issue

- On the 2020, officers from the Queensland Police Service (QPS) Drug and Serious Crime Group attended the property and located what is believed to be a Category [C] clandestine laboratory - Stored/Unused: There are chemicals and apparatus present (boxed lab or lab in storage).
- On 2020, the Moreton Bay Housing Service Centre (HSC) received notification from QPS that hazardous chemicals and contaminated equipment were identified at 49 Sch 4 Lawnton 4501 (refer to copy of attached NOTIFICATION OF HAZARDOUS CHEMICALS CONTAMINATION).
- Due to an administrative error, the HIB on this matter did not progress to the network.
- On 2021 Press cover the discovery of the clandestine drug lab in department property in 2020 and detailed court proceedings. – see Attachment 1.

DHPW action in response to the incident and any further actions to be taken

- At 11.02am on 2020, the HSC notified QBuild of the lab via email and a Safety Alert and Property Flag was applied to the property.
- On 2020, Decontamination Services, QPS, QBuild and a locksmith attended the property to conduct drug testing.
- 49 Sch 4
- The adjudicator granted a termination order effective 2020, with the Warrant of Possession in effect from 2020.
- On 2020, the Warrant of Possession was executed with QPS. No one was at the property and only QPS entered the property. Locks were changed and nothing was touched or removed. Windows and door were boarded up.
- 49 Sch 4
- Sch 3(7)

HIB Attachments

- 49 Sch 4 items are still inside the unit and the property secure. [redacted] allow remediation work to be completed as a matter of urgency.
- 49 Sch 4 [redacted]

Any additional background information if relevant / applicable

- 49 Sch 4 [redacted]
- [redacted]
- [redacted] five complaints regarding disruptive behaviour, illegal activity, undeclared occupants and constant QPS attendance.
- The drug test report considers the site contaminated and positive drug results in 4 areas. All plastic smoke alarms, power points, TV ports, light switches, ceiling fans, floor and window coverings will need to be removed and replaced. A full decontamination treatment is required of the internal structure.

STAKEHOLDER INVOLVEMENT

DHPW areas	Moreton Bay HSC
External	QPS
Media	[redacted] Press

DHPW HIB CONTACT

Officer, Position	49 Sch 4 – A/Area Manager	Phone	49 Sch 4
Approved by RD	[redacted]	Date approved	21 January 2021

RTI Released

Hot Issues Brief: Execution of Warrant due to Hazardous Chemicals Contamination in departmental property in Vincent

Department of Housing and Public Works

Personal information contained in this brief is intended for ministerial briefing purposes and is to be handled in accordance with the information privacy principles under the Information Privacy Act 2009 (QLD).

GENERAL INFORMATION			
Incident / issue	Notification of possible hazardous chemicals contamination at 49 Sch 4 Vincent		
Date of incident	2020	Location	Townsville
DHPW division	Housing, Homelessness and Sport	Electorate	Mundingburra
DESCRIPTION			
Summary of incident/issue			
<ul style="list-style-type: none"> On 2020, Property Operations and Support (POpS) advised the Townsville Housing Service Centre (HSC) that Queensland Police Service (QPS) notified of a possible hazardous chemical's contamination at 49 Sch 4 Vincent. QPS Drug and Serious Crime Group attended the property and located a possible Category [C] clandestine laboratory due to equipment and chemicals found at the address. 			
DHPW action in response to the incident and any further actions to be taken			
<ul style="list-style-type: none"> On 2020, the Business Enablement Delivery (BED) team was advised of the QPS notification of possible hazardous chemicals contamination A Safety Alert was applied to both the tenancy and the property. Townsville Housing Service Centre (HSC) staff: <ul style="list-style-type: none"> 49 Sch 4 arranged testing and provision of Property Damage Report to POpS. prepared a submission for the termination of the tenancy due to the illegal activity at the premises. 49 Sch 4 The Queensland Civil and Administrative Tribunal (QCAT) Townsville terminated the tenancy on and awarded a Warrant of Possession for the premises to be executed between 2020. did not attend the hearing and was uncontactable by phone. The HSC has considered the health and safety risks and the human rights of surrounding neighbours and determined that proceeding with the execution of the Warrant of Possession for the premises was appropriate. The Warrant will be executed on 2020. 49 Sch 4 			
Any additional background information if relevant / applicable			

Note: This form is not to exceed one page, except if attachments are provided where necessary. Completed form needs to be emailed to HIB@hpw.qld.gov.au and relevant divisional stakeholders.

HIB Attachments

- 49 Sch 4
-

STAKEHOLDER INVOLVEMENT

DHPW areas	POpS
External	QPS and Townsville Stronger Communities Action Group
Media	N/A

DHPW HIB CONTACT

Officer, Position	49 Sch 4 , Area Manager Townsville HSC	Phone	49 Sch 4
Approved by RD	49 Sch 4 Regional Director	Date approved	17.08.2020

RTI Release

Property 1:



RTI Release

Property 3:





RTI Release

Property 4:



RTI Release

Property 5:



Property 6:



RTI Release

Property 7:



Property 8:



Property 9:

